

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 22, 2021 08:18 AM Fee: \$42.00

2021211067

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COLORADO CROSSING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Colorado Crossing Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE OF COLORADO CROSSING RESIDENTIAL COMMUNITY, INC. RECORDED AS DOCUMENT NO. 2019157899, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. The name of the subdivision: Colorado Crossing.
2. The name of the Association: Colorado Crossing Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, made subject to that certain Master Declaration of Covenants, Conditions and Restrictions for Colorado Crossing Residential, recorded under Document No. 2005150011, Official Public Records of Travis County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Colorado Crossing Residential Community, Inc., c/o Property Management Professionals, LLC (PMP), 13785 Research Blvd., Suite 125, Austin, Texas 78750.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Matt Bland
Mailing Address:	13785 Research Blvd., Suite 125, Austin, Texas 78750
Telephone Number::	512-381-2919
Email Address:	mbland@pmpmanage.com
7. Website to access the Association's dedicatory instruments:
<https://coloradocrossinghoa.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

COLORADO CROSSING RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
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Working Capital Assessment \$300.00

Transfer Fee - \$185.00

Resale Certificate Fee - \$325.00.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

COLORADO CROSSING RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
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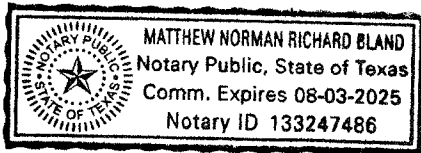
COLORADO CROSSING RESIDENTIAL COMMUNITY,
INC., a Texas non-profit corporation

By: Tracie MarquezName: Tracie MarquezTitle: V.P. of Community Management

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 20th day of September, 2021
by Tracie Marquez Community Manager of Colorado Crossing Residential
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[SEAL]

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Master Declaration of Covenants, Conditions and Restrictions - Colorado Crossing Residential, recorded as Document No. 2005150011, Official Public Records of Travis County, Texas.
2. First Amendment to Master Declaration of Covenants, Conditions and Restrictions - Colorado Crossing Residential, recorded as Document No. 2006044552, Official Public Records of Travis County, Texas.
3. Declaration of Restrictive Covenants- Colorado Crossing Residential, recorded as Document No. 2006044160, Official Public Records of Travis County, Texas
4. Colorado Crossing – Adoption of Working Capital Assessment, recorded on as Document No. 2006098279, Official Public Records of Travis County, Texas.
5. Colorado Crossing - Declaration of Solar Energy Covenants Conditions and Restrictions for Colorado Crossing Residential - Section Three, recorded as Document No. 2015095285, Official Public Records of Travis County, Texas.
- A. Supplemental Declaration of Solar Energy Covenants Conditions and Restrictions for Colorado Crossing Residential – Six A and Six B, recorded as Document No. 2016061802, Official Public Records of Travis County, Texas.
- B. Supplemental Declaration to Declaration of Solar Energy Covenants Conditions and Restrictions for Colorado Crossing Residential – Section Nine, recorded as Document No. 2018089136, Official Public Records of Travis County, Texas.
6. Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions - Adding Section Three, recorded as Document No. 2015096028, Official Public Records of Travis County, Texas
7. Colorado Crossing Residential [Section Three] Development Area Declaration, recorded as Document No. 2015096340, Official Public Records of Travis County, Texas
8. Colorado Crossing Residential – Community Manual, recorded as Document No. 2015110339, Official Public Records of Travis County, Texas
 - a. Colorado Crossing Residential – First Supplement to Community Manual, recorded as Document No. 2018062134, Official Public Records of Travis County, Texas
 - b. Colorado Crossing Residential – Second Supplement to Community Manual and First Amendment to the Bylaws, recorded as Document No. 2020211524, Official Public Records of Travis County, Texas
9. Non-Material Correction Instrument - Declaration of Solar Energy Covenants, Conditions and Restrictions for Colorado Crossing Residential – Section Three, recorded as Document No. 2015188182, Official Public Records of Travis County, Texas

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10. Non-Material Correction Instrument – Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions – Section Three - Colorado Crossing Residential, recorded as Document No. 2015188184, Official Public Records of Travis County, Texas
11. Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions - Six A and Six B, , recorded as Document No. 2016061801, Official Public Records of Travis County, Texas.
12. Colorado Crossing – Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration, recorded as Document No. 2018089030, Official Public Records of Travis County, Texas.
13. Second Amendment to Master Declaration of Covenants, Conditions and Restrictions - Colorado Crossing Residential, recorded as Document No. 2020211525, Official Public Records of Travis County, Texas.
14. Colorado Crossing Residential – Third Supplement to Community Manual, recorded September 13, 2021 as Document No. 2021203717, Official Public Records of Travis County, Texas

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